

From: Richardson, Kate
To: hock@roywheeler.com
Subject: CoA 316 E. Main Street
Date: Wednesday, August 21, 2024 1:09:00 PM

Certificate of Appropriateness

BAR # 24-08-03

316 East Main Street, Tax Map Parcel 280042000

Downtown ADC District

Owner: Biggs Hardware Store LLC

Applicant: "Hock" Hockensmith, Howard Hanna/Roy Wheeler Realty

Project: Water Street elevation: Remove commercial entry door, install garage door

Mr. Hockensmith.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on August 20, 2024. The following action was taken:

Mr. Bailey moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to approve a CoA for the installation of a garage door at the Water Street elevation of 316 East Main under the following conditions, which will satisfy the BAR's criteria: that the door be painted a dark bronze to match the color of the existing trim [color on current door and adjacent openings].

Mr. Gastinger, second. Motion passed 6-1.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuyv3iclklx1a?b=qukfq4jhi5qayt87q49m>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit, approval by the Zoning Administrator, or compliance with other provisions of the City Code.

If you have any questions, please contact me at wernerjb@charlottesville.gov.

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
August 20, 2024**



Certificate of Appropriateness Application

BAR # 24-08-03

316 East Main Street, Tax Map Parcel 280042000

Downtown ADC District

Owner: Biggs Hardware Store LLC

Applicant: "Hock" Hockensmith, Howard Hanna/Roy Wheeler Realty

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Background

Year Built: 1909

District: Downtown ADC District.

Status: Contributing

Historical survey is attached.

Prior BAR Reviews

March 20, 2007 - BAR approved (5-3) CoA for all the changes proposed on the mall side elevation, with the stipulation of single stem light fixtures.

May 15, 2007 - BAR approved (8-0) CoA for changes to Water Street elevation. Suggestions: zippy grid is acceptable but storefront design should be symmetrical; do not bring interior wall to the storefront; do not alter the masonry openings; re-open the existing arch – likely connected to a 3 ft. doorway; explore automatic door opener on 3 ft. door or open doorway with vestibule inside; do not add glass panels to loading doors without BAR review

[BAR 316 E Main - May 2007](#)

October 21, 2008 – BAR approved (6-0) CoA for alterations to the East Main storefront.

[BAR 316 E Main - Oct 2008](#)

Application

- Applicant's submittal: Photos of elevation and images of door styles. (See below and appendix.)

Request CoA to remove the commercial entry doors (installed in 2008) at the Water Street elevation and install a roll-up garage door to accommodate vehicle entry.* The style of the new door has not been selected.

Note: The applicant is requesting BAR guidance on what would be appropriate.

- Standard, commercial door, similar to one in 2007 photo.
- Glazed, commercial door, similar to existing entry doors.
- Architecturally appropriate door for early 20th century warehouse.

Standard commercial door



Glazed commercial door



Architectural door



* The BAR is reviewing only a request to replace the existing entrance doors. The applicant will have to resolve with other City departments any issues related to how the space may be used and/or any requirements necessary to allow vehicular access from the street.

Discussion and Recommendation

Standard commercial door

This option has been approved at other locations within ADC Districts. It is inexpensive, non-descript and functional; however, it would eliminate what is currently a transparent opening.

Glazed commercial door (full or partial)

This option would maintain the transparency of the current entry doors, while providing functional garage-bay access.

Architectural door

Staff found no records or photos indicating the door originally in this opening and there are few extant examples Downtown of historic commercial/warehouse doors. Any design selected would be speculative. This option is restorative and fitting for a [historically and proposed] vehicular entrance; however, it would eliminate what is currently a transparent opening. If considered, staff recommends this option be limited to a stock, available door style; not a custom-built door.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to approve a CoA for the installation of a garage door at the Water Street elevation of 316 East Main under the following conditions, which will satisfy the BAR's criteria: [describe type of door and any necessary conditions].

Note: As a condition of approval, the BAR should require that prior to installation, staff will review and approve the door selected, with the cut-sheet or photo memorialized in the BAR archive.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to deny a CoA for the installation of a garage door at the Water Street elevation of 316 East Main due to the following: [...]

Criteria, Standards, and Guidelines

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City's design guidelines.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 4 Rehabilitation](#)

Pertinent ADC District Design Guidelines

Chapter 4: Rehabilitation

D. Entrances, Porches, and Doors

[...]

- 3) Repair damaged elements, matching the detail of the existing original fabric.

[...]

- 5) Do not strip entrances and porches of historic material and details.

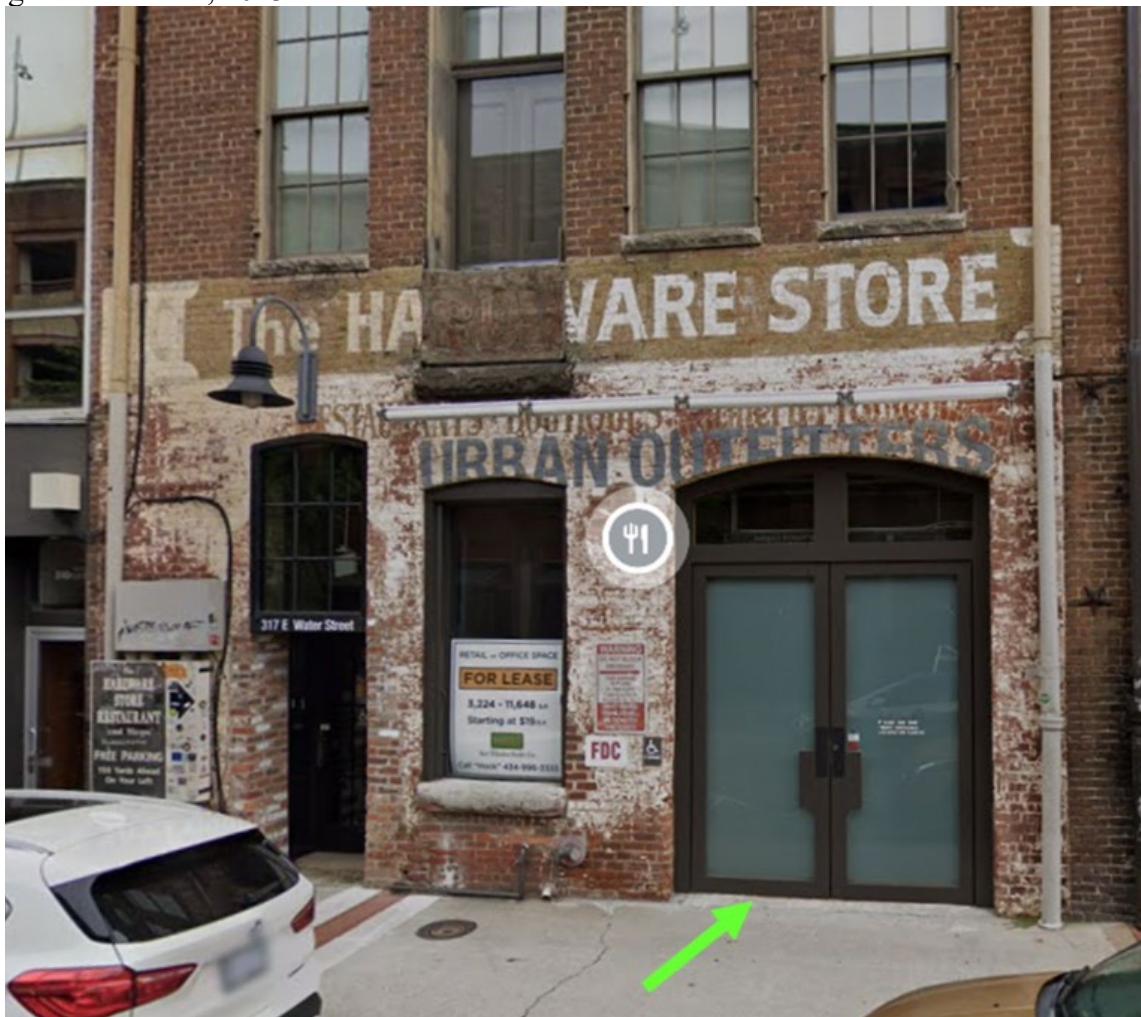
[...]

- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.

- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
[...]
- 14) The original size and shape of door openings should be maintained.
- 15) Original door openings should not be filled in.
[...]
- 17) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 18) Retain transom windows and sidelights.
[...]

Appendix:

Google Street View, 2023



2007



Historic doors - Downtown



Rear of Jefferson Theatre



108 South Street (undated)

Architectural And Historic Survey



Identification

STREET ADDRESS: 316 E. Main Street

MAP & PARCEL: 28-42

CENSUS TRACT AND BLOCK: 1-124

PRESENT ZONING: B-4

ORIGINAL OWNER: Charles H. Walker

ORIGINAL USE: Retail and Wholesale Hardware Store

PRESENT USE: Restaurant and Retail Shops

PRESENT OWNER: Rockford Corporation

ADDRESS: 316 E. Main Street

Charlottesville, Virginia

The Walker Building

HISTORIC NAME: (Charlottesville Hardware Company, Inc.)

DATE / PERIOD: 1909

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 3 storeys

DIMENSIONS AND LAND AREA: 27.5' x 232.3' (6719 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1978

SOURCES: City Records Stanley Epstein
Miss Constance Leachman Mrs. Jules I. Levin
Sanborn Map Co. - 1907 & 1920

ARCHITECTURAL DESCRIPTION

Tall and narrow, the Walker Building extends from Main to Water Street. Construction is of tan pressed brick laid in stretcher bond on the facade, and regular brick in six-course American bond on the other three sides. A wooden awning in a bellcast hip shape and covered with standing-seam metal shelters the first storey of the three-bay facade. The walls around the typical display windows are faced with copper, weathered to a dull brown. The 3-light rectangular transom and lights above the sidelights have been boarded up. There is an entablature above the awning with architrave with egg-and-dart moulding, plain frieze, and dentiled cornice. Each of the three bays is recessed at the second and third storey levels, with two-storey brick Tuscan pilasters with stone bases and capitals between them. The large windows are double-sash, 6-over-6 light, with stone sills and no surrounds. The second-storey windows have stone jack arches with keystones and end blocks. The third-storey windows have round arches with keystones and end blocks above single-light, half-round transoms. Egg-and-dart moulding runs around the corbeled top of the recession and outlines the recessed spandrels and a recessed stone panel in the center of the parapet with the words "Walker Building" in raised letters. The four brick pilasters on the parapet are capped with stone finials with the dates in "1895" and "1909" carved on the corner ones. The rear of the building is four narrow bays wide. The segmental-arched 6-over-6 light, double-sash windows with rough stone sills are progressively shorter on the upper levels. There is a simple wooden cornice with dentil moulding at the top of the parapet. When the building was occupied by the Charlottesville Hardware Company, a china shop was located in the front half of the basement reached by a two-flight open stair. Access to the second and third storeys, which were used for storage, is by freight elevator or by two-flight dog-leg stair with winders. Rolling ladders on overhead tracks gave access to the shelves which lined the 20-foot walls of the main level. A unique wire cashier's cage was removed circa 1970. There is a mezzanine at the rear. The main level has now been divided into a series of small shops and a restaurant. A balcony with winding stair and simple balustrade now runs along the front and west side. Some of the shelves and two ladders remain along the east side.

HISTORICAL DESCRIPTION

The Walker-Carroll-Adams Hardware Company was founded in 1889 and incorporated as the Charlottesville Hardware Company just after the turn of the century. Charles H. Walker bought this lot in 1893 (DB 3-455) and in 1895 built a 4½ storey Victorian Romanesque building with rock-faced coursed ashlar facade and a steep tiled roof with stepped gables and a heavy stone cupola. There were three round-arched bays at the second and third levels, an arcaded fourth level, and a two-bay dormer. A fire which began in this building on February 5, 1909, completely destroyed it and most of the other buildings on the block. Walker rebuilt immediately. After his death (1917), the title was transferred to the Charlottesville Hardware Company, Inc., in 1920 (DB 36-162). It was the largest wholesale and retail hardware dealer in the area for nearly a century. After it moved to a larger building north of town in 1975, the Rockford Corporation purchased the building and converted the main level into a restaurant and several small shops (DB 370-322). Additional References: City DB 5-441, 21-221, 28-82.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 316-318 E. Main Street
Map and Parcel: 28-42
Census Tract & Block: 1-124
Present Owner: Rockford Corporation
Address: 316 E. Main Street
Present Use: Restaurant and Retail Shops
Original Owner: Charles H. Walker
Original Use: Retail and Wholesale Hardware Store

BASE DATA

Historic Name: The Walker Building
(Charlottesville Hardware Co., Inc.)
Date/Period: 1909
Style: Colonial Revival
Height to Cornice:
Height in Stories: 3
Present Zoning: B-4
Land Area (sq.ft.): 27.5' x 232.3' (6719 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

Tall and narrow, the Walker Building extends from Main to Water Street. Construction is of tan pressed brick laid in stretcher bond on the facade, and regular brick in six-course American bond on the other three sides. A wooden awning in a bellcast hip shape and covered with standing-seam tin shelters the first storey of the three-bay facade. The walls around the typical display windows are faced with copper, weathered to a dull brown. The recessed central entrance consists of single-light double doors with flush sidelights. The three-light rectangular transom and lights above the sidelights have been boarded up. There is an entablature above the awning with architrave with egg-and-dart moulding, plain frieze, and dentiled cornice. Each of the three bays is recessed at the second and third storey levels, with two-storey brick Tuscan pilasters with stone bases and capitals between them. The large windows are double-sash, six-over-six light, with stone sills and no surrounds. The second-storey windows have stone jack arches with keystones and end blocks. The third-storey windows have round arches with keystones and end blocks above single-light half-round transoms. Egg-and-dart moulding runs around the corbeled top of the recession and outlines the recessed spandrels and a recessed stone panel in the center of the parapet with the words "Walker Building" in raised letters. The four brick pilasters on the parapet are capped with stone finials with the dates "1895" and "1909" carved on the corner ones. The rear of the building is four narrow bays wide. The segmental-arched, six-over-six light, double-sash windows with rough stone sills are progressively shorter on the upper

HISTORICAL DESCRIPTION

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Charles H. Walker, who founded the Charlottesville Hardware Company in 1889, bought this lot in 1893 (City DB 3-455) and in 1895 built a 4½-storey brick building on the Main Street half. A major fire on February 5, 1909, almost

GRAPHICS

completely destroyed it, as well as most of the other buildings in that block. Walker rebuilt immediately, the new building covering the entire lot and being three stories tall, though only 8 feet shorter than the previous one. After Walker's death (1917), title was transferred to the Charlottesville Hardware Company, Inc., in 1920 (DB 36-162). It was the largest wholesale and retail hardware dealer in the area for nearly a century. After it moved to a larger building north of town in 1975, the Rockford Corporation purchased the building and converted the main level into a restaurant and several small shops (DB 370-322). Additional Deed References: City DB 5-441, 21-221, 28-82.

CONDITIONS

Good

SOURCES

City Records
Stanley Epstein
Mrs. Jules I. Levin
Miss Constance Leachman
Sanborn Map Co., 1907 & 1920

(HHC#)



fine arts calendar

September, 1978

EXHIBITS:

Through Sept. 15: Bayly Museum — The Virginia Landscape, an Exhibition of paintings by Adolf Sehring.

Sept. 17 - Oct. 14: Bayly Museum — Recent Abstract Oil Paintings by Ted Turner.

Sept. 10 - Sept. 30: Gordon Ave. Branch Library — eight works of art by Nancy M. Sutton Morris—portraits and florals.

Sept. 10 -Sept. 30: Western Va. Bicentennial Center — an exhibit on Virginia forest sponsored by the Division of Forestry of the state of Virginia.

Through Sept. 30: Albemarle Art Assoc. —Exhibit by Trilby Knapp at City Hall.

Through Sept. 30: Albemarle Art Assoc. — one-man show at the airport featuring Carmen Sherbeck of Waynesboro.

Through mid Sept: U.Va. Hospital Main Lobby — oil paintings by Alice Clifford.

Through Sept: University Theater, Main Lobby — oil landscapes by Richard Crozier.

Sept. 5, 6, 7: Virginia Museum of Fine Arts — Artmobile — Barracks Road near Legett's — exhibit entitled "Art of the American West".

Sept. 1 -30: Fidelity American Bank, Suburban Branch — exhibit by Lisa Vines — pen and ink and acrylics.

PLAYS:

Sept. 17: Community Children's Theatre — "Hey Diddle Diddle" — the Everyman Players — Burley School — 2:00 p.m.

Sept. 29 - Oct. 7: The Virginia Players — "Scapino" — 8:00 p.m. — Culbreth Theatre.



The Old **HARDWARE STORE** RESTAURANT

No trip to Charlottesville is complete without visiting this charming building circa 1890

A full city block long it was a Hardware Store until its rebirth in 1977 and now houses

THE FAMOUS...
HARDWARE STORE RESTAURANT



Old Time Ice Cream & Soda Fountain
Fashionable Boutiques & Galleries

Open Daily 10 A.M. - 1 A.M.

Fri. & Sat. Til 2 A.M.

Closed Sunday

977-1518

Ample Free Parking At All Times

On the Beautiful Mall in the Heart
of the Downtown Historic District



Rockfish Gap *Country Store*

ANTIQUES GIFTS REPRODUCTIONS
COUNTRY STORE SPECIALTIES

Highway 250

Afton, Virginia

Tel. Greenwood 456-6112



Progress photo by Peter Bacque

INTERIOR VIEW OF CHARLOTTESVILLE HARDWARE
Slated For Renovation Into Restaurant

Hardware Building To Become A Restaurant

By PETER BACQUE
of The Progress Staff

Charlottesville's Downtown will apparently have its nighttime restaurant—a development widely considered to be essential to the revitalization of the central city.

The Charlottesville Hardware Co. Inc. building at 316 E. Main St. will be sold to Rockford Corp. of Charlottesville, which announced Monday its intention to buy and renovate the 90-year-old structure for restaurant and general merchandising operations.

According to Charles C. Sensabaugh, Charlottesville Hardware's president, a letter of agreement to purchase the building was signed with Rockford Monday for an undisclosed price.

Dr. Jules I. Levine, vice president and treasurer of Rockford Corp., said that his firm will put two restaurants—a "very fine,

'tablecloth' restaurant, and a popular, priced restaurant with a varied menu"—into the 24,000-sq. ft. building, as well as an "old-fashioned" drug store and a general merchandising operation, all preserving the hardware store atmosphere.

The restaurants, Levine said, will be open by the Christmas shopping season. The hours of the restaurants have not been set yet, he said, but "we don't plan to close at 5 p.m."

The Downtown currently has no full-service restaurant open regularly at nights.

Financing for the hardware store's purchase was arranged through Virginia National Bank, Levine said. The bank in the spring set up a \$5 million loan fund to back Downtown development projects.

Levine and Stanley Epstein of Caracas,

See STORE, Page A10

Almost a Century Downtown

5/78

Old Hardware Store Gone Forever

By RAY McGRATH
of The Progress Staff

A near 100-year tenure of
Charlottesville Hardware Co.,
one of the oldest conti-
nuing operating businesses in
the area, has quietly come to a

family-owned corpora-
tion which last fall sought to
reorganize under federal bank-
ruptcy statutes, last month was
declared bankrupt and now
is in the liquidation of its in-
ventory, according to Annie Lee
Congdon, the court-appointed
trustee in the case.

The firm petitioned the feder-
al court in October to allow it to
reorganize under Chapter 11 of

the Federal Bankruptcy Act in
a last desperate move to
remain solvent after its assets
had fallen more than \$160,000
behind its financial obligations.

In a statement released at the
time Derick O. Dahlen, vice
president and general manager
of the 98-year-old hardware and
supply firm, said, "Our difficul-
ties are temporary."

He was right, but for the
wrong reasons. Representa-
tives of the firm, which appar-
ently had operated quite
successfully prior to its move
two years ago from its authenti-
cally old-fashioned quarters on
East Main Street, last month
told a federal bankruptcy judge

in Charlottesville they could not
comply with the reorganization
plan, Ms. Congdon said. As
trustee in the case, she is
charged with the responsibility
of formulating a liquidation
plan, she said.

The firm's demise has pro-
duced speculation over why it
folded. As some would have it,
not excluding those aesthetic-
ists who mourned the loss of the
antique interior of the down-
town store with its compart-
mented walls stuffed with even
decades-old hardware, the com-
pany lost its clientele.

The company consolidated its
downtown wholesale plumbing

supply business with its retail
operations in its move to Rio
Road. Some say the move was
too expensive.

Some lawyers, who have been
involved in the case, suggest
that a number of circumstances
probably combined to bring
about the fall of the company.

George R. Thompson, a
stockholder in the company,
thinks he knows the reason.

"It was just one of those
things that nobody took time to
tend," he said in a telephone in-
terview from his home in Fau-
quier County.

Thompson said he is one of a
number of stockholders, most
of whom are descendants of
founder Charles Walker. Many
of the stockholders, particu-
larly those with controlling shares,
live away from Charlottesville,
he said.

With interest in the company
as a family operation waning,
the stockholders relied on pro-
fessional managers to run the
store and a few of those were
bad, he said.

His own interest in the com-
pany has been from an invest-
ment standpoint, he said. But,
he added, "You can't run a
business unless you're there to
run it yourself."

Thompson also said the deci-
sion to move, a costly one, also
hurt the company which had
done well previously. But he
said the move was warranted
by the construction of the down-
town mall on Main Street. The
mall reduced access to the
store by restricting traffic from
the street, he said.

On that point city officials
disagree. They have said sales
and new investments downtown
indicate a healthier financial
condition since the malls con-
struction.

The turn-of-the-century build-
ing, which retains a semblance
of the business's former interi-
or and is titled The Hardware
Store, was converted to a res-
taurant and boutique. The new
business, said to be a major and
chancey investment, has also

been credited with encouraging
a more positive attitude toward
downtown's business potential.

Meanwhile, Thompson won-
ders about his company's fail-
ure. "If they hadn't have had to
move from downtown. I don't
think it would have happened,"
he said.

Hardware Store Has Nostalgic Charm

By DOUGLAS PARDUE
of The Progress Staff

If any shop is a landmark in downtown Charlottesville, it is Charlottesville Hardware Store. The three story building has been around since 1895 and has remained unchanged for most of the time since then.

However, the rustic shop, where a person can still buy one nail at a time and be waited on by an attendant who often will have to climb one of the store's eight, 16 foot high rolling ladders, to retrieve the item the person wants from a cubby hole along the narrow store's 20 foot high ceilings, will soon join its bygone brethren.

The shop is scheduled to close this summer as the hardware company, the largest in central Virginia, will be moving to a modern building currently under construction north of Charlottesville.

Puffing on his pipe, Charles C. Sensabaugh, general manager of the hardware firm, leaned back in his swivel arm chair at his wood paneled office tucked in the back of the store and reminisced during a recent interview.

Sensabaugh, who has headed the company, located at 316 E. Main St., since 1970, says he will miss the old maple floored building.

With a touch of sadness in his voice he joked, as he showed a reporter around the building, that he has thought about "making a museum out of it and charging one dollar for people to come in, browse around and smell it."

"Hardware stores have a distinctive smell, you know," he said, as he breathed in deeply. "I guess it's all that metal and leather and wood...and here the smell is even greater."

"I guess that smell brings back memories for many people," Sensabaugh said as he noted that "many people come in just to look around." He said that just recently a man came in the front door with two children and just stood there. He said he asked the man if he wanted some help and the man said no "I just wanted to show them what an old fashioned hardware store is like."

Looking up at the 20 foot high ceilings, Sensabaugh pointed to one of the massive supporting beams and said, "they just don't make buildings like this any more."

True enough, they don't make buildings like that any more. And the main reason Charlottesville Hardware is moving is because of the building.

As nice as the old time atmosphere is for the emotions, the building is simply not very economical.

The old building has just too little floor space for displaying merchandise. Only the main floor and part of the basement are used to display the store's wares. And even

then much of the hardware on the main floor is stacked on the store's 20 foot high walls, accessible only to the store's clerks who have to climb ladders to reach the items for customers.

The old building stocks more than 400,000 pounds of hardware, with some 50,000 individual types, ranging from nuts and bolts to housewares.

Most of the items, however, are stored on the shop's upper two floors, out of view of most of the store's customers.

Even though the store has a reputation for having anything anyone wants, Sensabaugh said as he walked along the worn heavy wooden planks on the floors upper two stories, "most people who come in here have no idea of all the stuff we have...They think these upper floors are filled with old junk that is obsolete."

Plans for moving to the new \$1 million building, located on Rio Road just west of the intersection with U.S. 29, have been in the works for three years, Sensabaugh said. He added that the relocation had nothing to do with construction of the controversial Downtown Mall currently being built along E. Main St.

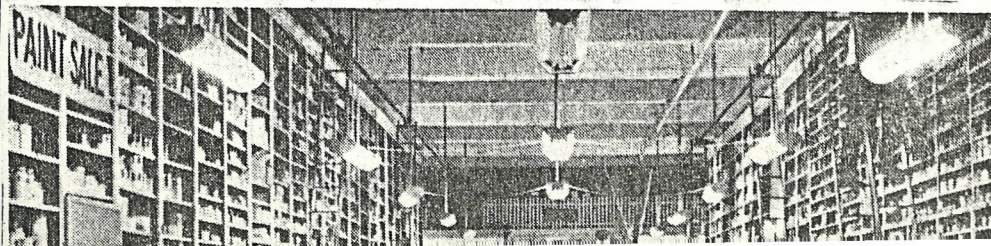
The new store will combine under one roof the hardware business and the store's plumbing supply business, Charlottesville Supply Co., which is currently located at 21 South St.

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Progress Photo by Jim Carpenter

NARROW FLOORS AND HIGH WALLS CHARACTERIZE STORE



fine arts calendar

September, 1978

EXHIBITS:

Through Sept. 15: Bayly Museum — The Virginia Landscape, an Exhibition of paintings by Adolf Sehring.

Sept. 17 - Oct. 14: Bayly Museum — Recent Abstract Oil Paintings by Ted Turner.

Sept. 10 - Sept. 30: Gordon Ave. Branch Library — eight works of art by Nancy M. Sutton Morris—portraits and florals. Sept. 10 -Sept. 30: Western Va. Bicentennial Center — an exhibit on Virginia forest sponsored by the Division of Forestry of the state of Virginia.

Through Sept. 30: Albemarle Art Assoc. —Exhibit by Trilby Knapp at City Hall. Through Sept. 30: Albemarle Art Assoc. — one-man show at the airport featuring Carmen Sherbeck of Waynesboro.

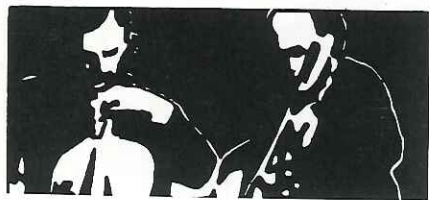
Through mid Sept: U.Va. Hospital Main Lobby — oil paintings by Alice Clifford. Through Sept: University Theater, Main Lobby — oil landscapes by Richard Crozier.

Sept. 5, 6, 7: Virginia Museum of Fine Arts — Artmobile — Barracks Road near Legett's — exhibit entitled "Art of the American West".

Sept. 1 -30: Fidelity American Bank, Suburban Branch — exhibit by Lisa Vines — pen and ink and acrylics.

PLAYS:

Sept. 17: Community Children's Theatre — "Hey Diddle Diddle" — the Everyman Players — Burley School — 2:00 p.m. Sept. 29 - Oct. 7: The Virginia Players — "Scapino" — 8:00 p.m. — Culbreth Theatre.

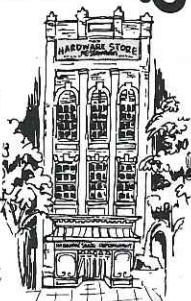


The Old **HARDWARE STORE** RESTAURANT

No trip to Charlottesville is complete without visiting this charming building circa 1890

A full city block long it was a Hardware Store until its rebirth in 1978 and now houses

THE FAMOUS
HARDWARE STORE
RESTAURANT



Old Time Ice Cream & Soda Fountain
Fashionable Boutiques & Galleries

Open Daily 10 A.M. - 1 A.M.

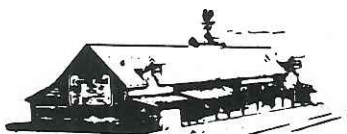
Fri. & Sat. Til 2 A.M.

Closed Sunday

977-1518

Ample Free Parking At All Times

On the Beautiful Mall in the Heart
of the Downtown Historic District



Rockfish Gap *Country Store*

ANTIQUES GIFTS REPRODUCTIONS

COUNTRY STORE SPECIALTIES

Highway 250

Afton, Virginia

Tel. Greenwood 456-6112

Name, address and title of recorder
MAGNAET Davis

WYA

FEB. 80

Feb

1980

Date



Progress photo by Peter Bacque

INTERIOR VIEW OF CHARLOTTESVILLE HARDWARE Slated For Renovation Into Restaurant

Hardware Building To Become A Restaurant

By PETER BACQUE
of The Progress Staff

Charlottesville's Downtown will apparently have its nighttime restaurant—a development widely considered to be essential to the revitalization of the central city.

The Charlottesville Hardware Co. Inc. building at 316 E. Main St. will be sold to Rockford Corp. of Charlottesville, which announced Monday its intention to buy and renovate the 90-year-old structure for restaurant and general merchandising operations.

According to Charles C. Sensabaugh, Charlottesville Hardware's president, a letter of agreement to purchase the building was signed with Rockford Monday for an undisclosed price.

Dr. Jules I. Levine, vice president and treasurer of Rockford Corp., said that his firm will put two restaurants—a "very fine,

'tablecloth' restaurant, and a popular, priced restaurant with a varied menu"—into the 24,000-sq. ft. building, as well as an "old-fashioned" drug store and a general merchandising operation, all preserving the hardware store atmosphere.

The restaurants, Levine said, will be open by the Christmas shopping season. The hours of the restaurants have not been set yet, he said, but "we don't plan to close at 5 p.m."

The Downtown currently has no full-service restaurant open regularly at nights.

Financing for the hardware store's purchase was arranged through Virginia National Bank, Levine said. The bank in the spring set up a \$5 million loan fund to back Downtown development projects.

Levine and Stanley Epstein of Caracas,

See STORE, Page A10

cant topographical features.)

c.)

ocation.)

SHARPEN MAPS:
1886 CONFEE.
1891 SAME
1907 HARDWARE
1920 SAME

Hardware Store Has Nostalgic Charm

By DOUGLAS PARDUE
of The Progress Staff

If any shop is a landmark in downtown Charlottesville, it is Charlottesville Hardware Store. The three story building has been around since 1895 and has remained unchanged for most of the time since then.

However, the rustic shop, where a person can still buy one nail at a time and be waited on by an attendant who often will have to climb one of the store's eight, 16 foot high rolling ladders, to retrieve the item the person wants from a cubby hole along the narrow store's 20 foot high ceilings, will soon join its bygone brethren.

The shop is scheduled to close this summer as the hardware company, the largest in central Virginia, will be moving to a modern building currently under construction north of Charlottesville.

Puffing on his pipe, Charles C. Sensabaugh, general manager of the hardware firm, leaned back in his swivel arm chair at his wood paneled office tucked in the back of the store and reminisced during a recent interview.

Sensabaugh, who has headed the company, located at 316 E. Main St., since 1970, says he will miss the old maple floored building.

With a touch of sadness in his voice he joked, as he showed a reporter around the building, that he has thought about "making a museum out of it and charging one dollar for people to come in, browse around and smell it."

"Hardware stores have a distinctive smell, you know," he said, as he breathed in deeply. "I guess it's all that metal and leather and wood...and here the smell is even greater."

"I guess that smell brings back memories for many people," Sensabaugh said as he noted that "many people come in just to look around." He said that just recently a man came in the front door with two children and just stood there. He said he asked the man if he wanted some help and the man said no "I just wanted to show them what an old fashioned hardware store is like."

Looking up at the 20 foot high ceilings, Sensabaugh pointed to one of the massive supporting beams and said, "they just don't make buildings like this any more."

True enough, they don't make buildings like that any more. And the main reason Charlottesville Hardware is moving is because of the building.

As nice as the old time atmosphere is for the emotions, the building is simply not very economical.

The old building has just too little floor space for displaying merchandise. Only the main floor and part of the basement are used to display the store's wares. And even

then much of the hardware on the main floor is stacked on the store's 20 foot high walls, accessible only to the store's clerks who have to climb ladders to reach the items for customers.

The old building stocks more than 400,000 pounds of hardware, with some 50,000 individual types, ranging from nuts and bolts to housewares.

Most of the items, however, are stored on the shop's upper two floors, out of view of most of the store's customers.

Even though the store has a reputation for having anything anyone wants, Sensabaugh said as he walked along the worn heavy wooden planks on the floors upper two stories, "most people who come in here have no idea of all the stuff we have...They think these upper floors are filled with old junk that is obsolete."

Plans for moving to the new \$1 million building, located on Rio Road just west of the intersection with U.S. 29, have been in the works for three years, Sensabaugh said. He added that the relocation had nothing to do with construction of the controversial Downtown Mall currently being built along E. Main St.

The new store will combine under one roof the hardware business and the store's plumbing supply business, Charlottesville Supply Co., which is currently located at 21 South St.

Sensabaugh said that at the new store, which is to be completed by May and moved into by the end of the summer, he hopes to be able to retain the old time flavor of the present store.

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INBORN MAPS:

886 CONFEE.
891 SAME
907 HARDWARE
920 SAME

al features.)

Name, address and title of recorder

MARGARET DAVIS

UYA FEB. '80

Date

Feb 1980

most a Century Downtown

5/78

Old Hardware Store Gone Forever

by RAY McGRATH

The Progress Staff

Near 100-year tenure of Charlottesville Hardware Co., one of the oldest continuously operating businesses in the area, has quietly come to a

family-owned corporation which last fall sought to reorganize under federal bankruptcy statutes, last month was declared bankrupt and now the liquidation of its inventory, according to Annie Lee Thompson, the court-appointed liquidator in the case.

The firm petitioned the federal court in October to allow it to reorganize under Chapter 11 of

the Federal Bankruptcy Act in a last desperate move to remain solvent after its assets had fallen more than \$160,000 behind its financial obligations.

In a statement released at the time Derick O. Dahlen, vice president and general manager of the 98-year-old hardware and supply firm, said, "Our difficulties are temporary."

He was right, but for the wrong reasons. Representatives of the firm, which apparently had operated quite successfully prior to its move two years ago from its authentically old-fashioned quarters on East Main Street, last month told a federal bankruptcy judge

in Charlottesville they could not comply with the reorganization plan, Ms. Congdon said. As trustee in the case, she is charged with the responsibility of formulating a liquidation plan, she said.

The firm's demise has produced speculation over why it folded. As some would have it, not excluding those aestheticians who mourned the loss of the antique interior of the downtown store with its compartmented walls stuffed with even decades-old hardware, the company lost its clientele.

The company consolidated its downtown wholesale plumbing

supply business with its retail operations in its move to Rio Road. Some say the move was too expensive.

Some lawyers, who have been involved in the case, suggest that a number of circumstances probably combined to bring about the fall of the company.

George R. Thompson, a stockholder in the company, thinks he knows the reason.

"It was just one of those things that nobody took time to tend," he said in a telephone interview from his home in Fauquier County.

Thompson said he is one of a number of stockholders, most of whom are descendants of founder Charles Walker. Many of the stockholders, particularly those with controlling shares, live away from Charlottesville, he said.

With interest in the company as a family operation waning, the stockholders relied on professional managers to run the store and a few of those were bad, he said.

His own interest in the company has been from an investment standpoint, he said. But, he added, "You can't run a business unless you're there to run it yourself."

Thompson also said the decision to move, a costly one, also hurt the company which had done well previously. But he said the move was warranted by the construction of the downtown mall on Main Street. The mall reduced access to the store by restricting traffic from the street, he said.

On that point city officials disagree. They have said sales and new investments downtown indicate a healthier financial condition since the malls construction.

The turn-of-the-century building, which retains a semblance of the business's former interior and is titled The Hardware Store, was converted to a restaurant and boutique. The new business, said to be a major and chancey investment, has also

been credited with encouraging a more positive attitude toward downtown's business potential.

Meanwhile, Thompson wonders about his company's failure. "If they hadn't have had to move from downtown. I don't think it would have happened," he said.



The HARDWARE STORE[®]

RESTAURANT
BOUTIQUES & GALLERY PROMENADE

434-977-1518
800-426-6001
FAX 434-979-7555

September 29, 2005

Mr. Ryan Mickles, Zoning Inspector
City of Charlottesville
Dept. of Neighborhood Development Services
City Hall, Charlottesville, Virginia

Dear Mr. Mickles:

In response to your letter delivered to us yesterday, the following is the information that you requested:

1. We display "UVa" Orange & Blue pennants which are in support of the University's Football Team.
2. We are currently celebrating "Oktoberfest" and displaying the Blue & White checkered flags which are recognized Worldwide as the "Oktoberfest Symbol".
These will be removed at the end of the Fest which will be in approximately 2 weeks.
3. It should also be noted that these are only temporary decorations (e.g. Christmas lights) and are installed against our building and property and do not in any way infringe on public property.

I trust that this answers your request. Please feel free to contact me should you require additional information.



Stan Epstein
Hardware Store Restaurant

In the Grand Old Hardware Store Building • 316 E. Main Street
on the Mall in Historic Downtown Charlottesville, Virginia 22902

September 28, 2005

Mr. Stan Epstein
The Old Hardware Store
313 East Water Street
Charlottesville VA 22902

Dear Mr. Epstein:

As you are already aware, I have received a complaint about the visual displays on The Old Hardware Store. As City Zoning Inspector, I am trying to determine whether this is a violation of the City Zoning Ordinance or a matter that needs to be taken up with the City's Board of Architectural Review (BAR). To help expedite this inquiring, I am requesting that you submit to me any information (i.e. colors used, dates for displays) regarding these visual displays by October 1, 2005.

Thank you for working with us in our effort to make Charlottesville a World Class City.

Ryan Mickles
Zoning Inspector

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

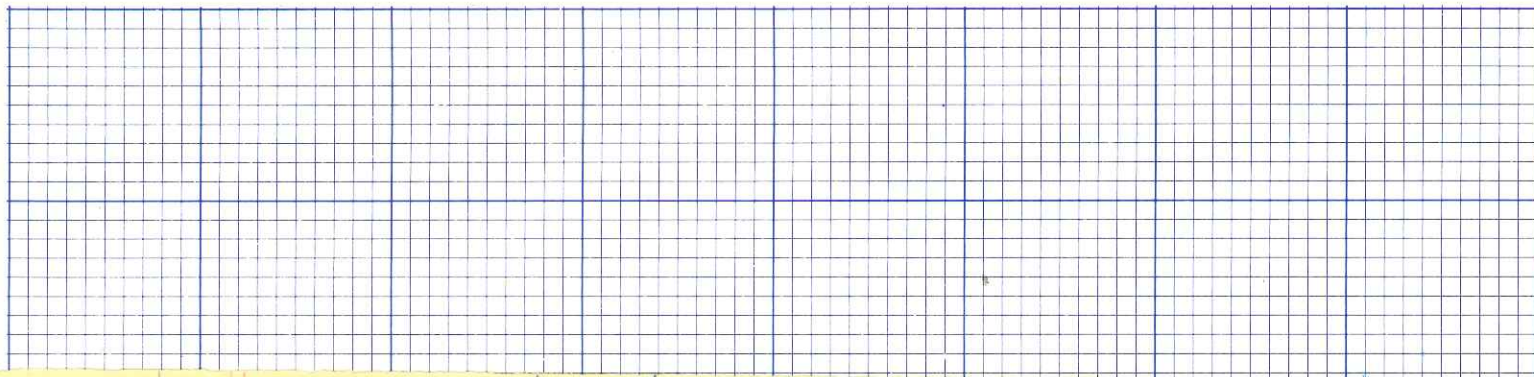
SANBORN MAPS:

Primary sources (Manuscript documentary or graphic materials; give location.)

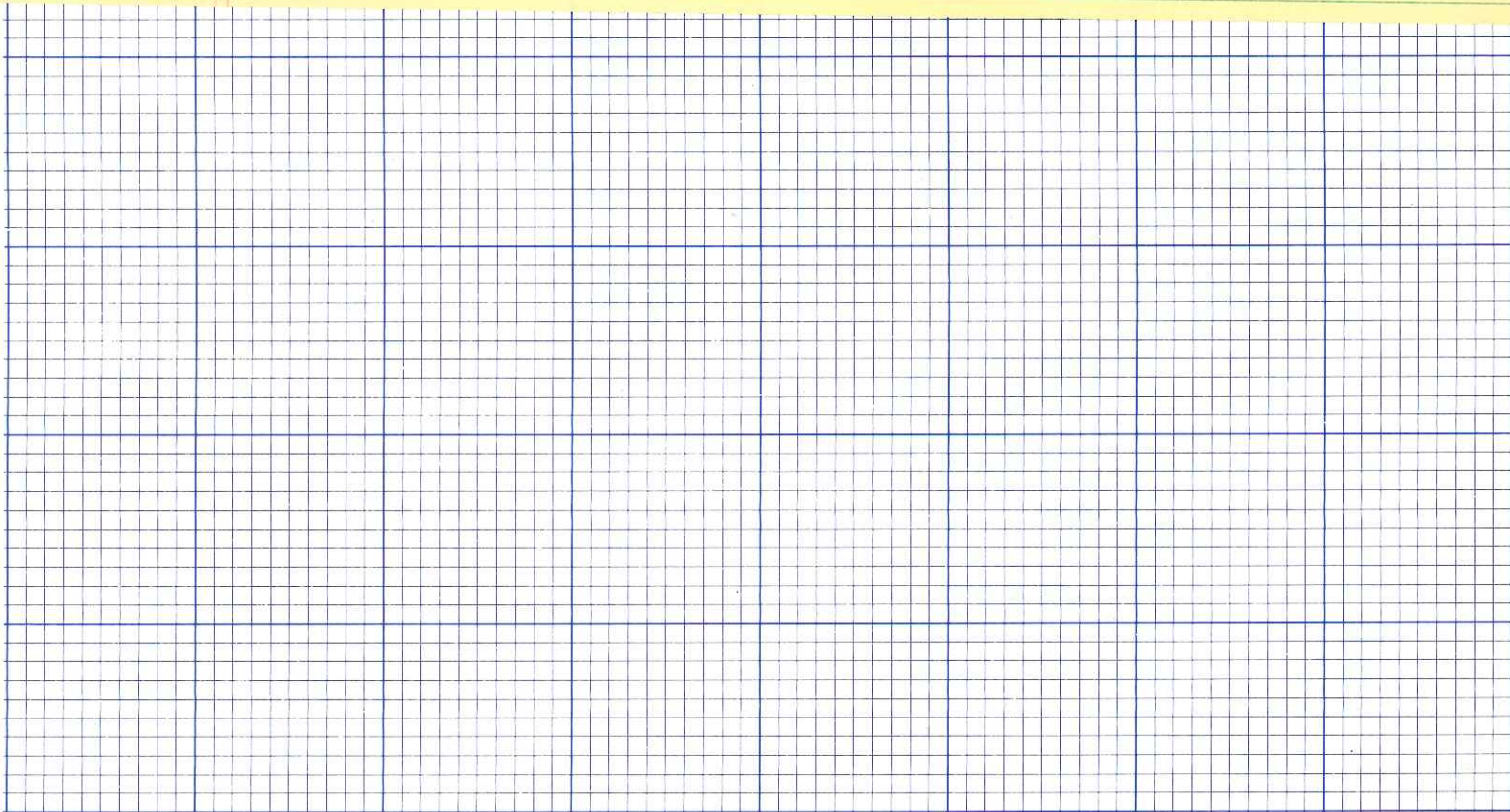
1886 CONFEE.
1891 SAME
1907 HARDWARE
1920 SAME

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



The bldg remained virtually unchanged until
^{c 1940} the early 1940s when some modernization was undertaken,
including sanding the diagonally-laid maple floors &
removing a unique wire cashier's cage.



Name, address and title of recorder
MARGARET DAVIS

UVA FEB. '80

Feb 1980

City Tax Records

Ch'ille Hdw

370-322 Rockford Corp 1975 \$135,000 plat 370-325

36-162

3-454 Ch' & Hdw

concrete found; brick walls; built-up tar & gravel flat roof
hardwood & pine floors

1908

33' Main St, 22.5' Water St, 6,719 sq ft.

or 27.5' x 165', 29.5' x 65'

*

1975 - \$70,000 - renovation

163
165
237
132 1/2

Miss Leachman's mother, Mrs C H Walker, & J. Payne Carroll
must have been brother & sisters

Charles C. Semabaugh, President ^{for years & gen manager since 1970} when bldg sold
Rockford Corp (Dr. Jules I. Levine & Stanley Epstein)

✓ When Ch'o Hdwr estab? When ~~that~~ that location?

Did whole bldg burn 1909? Was it re-built completely, or
within old walls? year of fire? (see 1907 Sanborn)

pictures

who would know or have pictures?

Epstein:

ask Mrs Levine next week ^{bro-in-law}

built c 1890-95 as hdwr store, Walker (see pediment)

his dau (80s) came last year

partially burned - Timberlake's has photo of fire?
wants old Ch'o Hdwr memorabilia, papers (ads, bills of sale)

" display history
museum of Am Hdwr

Semabaugh cooperated; successors didn't

built 1895 by ^{CH} ~~Ed~~ Walker for ^{Warrenton} ~~Walter~~ ^{den de van} ~~Valling~~ as hdwr store
manager was J. Payne Carroll, bro-in-law ^(her uncle too)

Walker's niece at M.J. House - Miss Constance Leachman
lived w/ Walker's on 2nd or 3rd St, near Rotunda &
store burned same year, laid 2nd cornerstone

1905 (1909 fire - rebuilt)
1908 Leachman) it brick wall orig, front & inside fell
floors in window & main floor date for ^{rebuilding} ~~rebuilding~~
Carroll's dau in Greenwood

dates on cornice

pictures - in Holsinger collection

~~pictures~~

built almost from scratch, she c. 13
lived in boarding house on Market St

1978
- 84, 85 in Apr
1894
13
1907

Ch'o Bicentennial book says ~~est~~ founded 18

Charles H. Walker, founder of The Charlottesville Hardware Company, bought this lot in 1893 (City DB 3-455) and in 1895 built a 4¹/₂-storey brick building on the Main Street half of the lot. A major fire on 1909 almost completely destroyed it as well as most of the other buildings on that block. Walker rebuilt immediately, the new building covering the entire lot from Main to Water Street and being 3 stories, though only 8 ft. shorter than the previous one. After Walker's death (1917), title was transferred to The Charlottesville Hardware Co., Inc., in 1920 (DB 36-162). It was the largest wholesale and retail hardware dealer in the area for three-quarters of a century. After it moved to a larger building north of town in 1975, the Rockford Corporation purchased the building and converted it into a restaurant and several small shops. (DB 370-322). Additional Deed References: City DB 5-441, 21-221, 28-82.

~~Three tall stories plus basement, the Walker Building extends from Main St. Water Street.~~

Tall and narrow, the Walker Building extends from Main to Water Street. ~~It is three tall stories plus basement and has a 3-bay facade on Main St.~~ Construction is of tan pressed brick laid in stretcher bond on the facade, and regular brick in 6-course American bond on the other three sides. It has a built-up tar-&-gravel flat roof.

There is a simple horizontal entablature above the first-storey level with architrave with egg-&-dart moulding, plain frieze, and dentiled cornice. Each of the three bays is recessed at the 2nd and 3rd-storey levels, and there are 2-storey brick Tuscan pilasters with stone bases and capitals between them. The large windows are double-sash, 6-over-6 light, with stone sills and no surrounds. The 2nd-storey windows have stone jack arches with keystones and end blocks. The 3rd-storey windows have round arches with keystones and end blocks above single-light half-round transoms. Egg-&-dart moulding outlines recessed spandrels under all windows, and runs along the corbelled top of the recessions, and outlines a recessed stone panel in the taller center bay of the parapet with the words "Walker Building" in raised letters. The four brick pilasters on the parapet are topped with Gothic-arched stone finials, the dates "1895" and "1909" carved on the corner ones. The rear of the building is four narrow bays wide with three windows and a door on each level except the basement, where a warehouse door fills two bays. The segmental-arched, double-sash windows with rough stone sills progress from tall 6-over-6 light with 3-light transoms at the 1st-storey level, to tall 6-over-6 without transoms at the 2nd-storey, to shorter 6-over-6 on the 3rd storey. There is a simple wooden cornice with dentil moulding at the top of the parapet. When the building was occupied by The Charlottesville Hardware Co., a china shop was located in the front half of the basement, reached by a double-flight open staircase with turned newels and simple balustrade. Access to the two upper stories, which were used for storage, is by freight elevator or by 2-flight dog-leg staircase with winders. The main level has diagonally-laid maple flooring. Eight rolling ladders on an overhead track gave access to shelves which lined the 20-ft.-high walls. A unique wire cashier's cage was replaced in the early 1970's. There is a balconied mezzanine at the rear. The main level has now been divided into a series of small shops and a restaurant. A balcony with simple balustrade runs along the front, west side, and rear. Some of the shelves and two ladders remain along the east side.

The walls around the typical plate-glass display windows on the first level are faced with copper, weathered to a dull brown. The recessed central entrance consists of single-light double doors with single-light flush sidelights. The 3-light rectangular transom and lights above the sidelights have been boarded up. An awning in the shape of a bellcast hip roof covered with standing-seam tin shelters the first storey of the facade.

The typical plate-glass display windows on the first level are framed with copper

facing

Ch'v Hdw

~~00000~~

36-162

7/1/1920

DB 3-455

1893 Moses & Philip Leterman & wives → Chas H. Walker

22.5' on main, 222.75' back to water, 22.5' on water

Letermans to have right to build to eastern wall

5-441

1895 B. Oberdorfer & wife → CH Walker

adj tract on west, 5' on main, 7' on water, change 100' back from

Oberdorfer to build to western wall

21-221

1910 re: eastern wall

28-82

1915 re: western " w/ J Dean Tilman; "Walker Bldg"

1917 CH Walker & Co (WB 2-64)

1/4 int in "property known as the 'Walker Bldg' & now occupied by the Ch'v Hdw Co" in trust for Candace Correll Leachman

3/4 int unaccounted for, lumped in w/ rest of estate

now: → Ch'v Hdw Co, Inc

\$60,000

370-322

12/18/1975

Ch'v Hdw Co, Inc (Chas P. Sensabaugh, Treas) →

Rockford Corp.

plat: bldg covers lot

\$135,000

2247

132.48

~~27~~ X 29.52

26496

66240

119232

26496

3910.8096

2757

6667.8



~~1899-1900~~
~~1911-1915~~

~~1894 1st Ch Walker~~

1894-95 3rd Chas H. Walker - part #33 1000 + 3000 = 4000 ^{HWP} for ~~Seton~~

1896, 97, 98, 99, 1900 " " " " 3000 + 7000 = 10,000 -

1901, 02, 06 " " " " #36 2000 + 8000 = 10,000

1910 " " " " 2000 + 20,000 = 22,000 bldg added

1911 " " " " 3000 + 15,000 = 18,000 "reduced by order of Court"

1916, 19, 20 " " 9000 + 13,000 = 22,000

1921, 23, 24 Ch's Hdw Co Inc part 52 316-318 10,000 + 15,000 = 25,000 for CH Walker et

~~189~~

1894-95 1000 + 3000 = 4000

1896-1900 3000 + 7000 = 10,000

1901-1909 2000 + 8000 = "

1910 " + 20,000 = 22,000 bldg added

1911-1915 3000 + 15,000 = 18,000 "reduced by order of Court"

1916-1920 9000 + 13,000 = 22,000

1921-1924 10,000 + 15,000 = 25,000

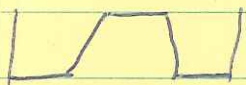
∴ 1895 & 1909 are correct



Ch's Hdw

3-storey, 3-bay

sooty greyish tan pressed brick, stretcher bond

- 1st level -  recessed entry, plate glass show windows
doors - double, 1-light, 1-light flush sidelight
copper around & under windows (1st level walls upper faced ^{around windows})
3-light rect bannock & panels above sidelights now boarded up
marble, like pilaster base, at sides
~~plain wooden~~
1 new plain wooden awning w/ lights bellcast hips tin
2 plain wooden space
3 arch w/ egg & dart
4 pl frieze
5 dentil moulding
6 cornice

2nd level - ^{2 storey} brick Tuscan pilasters ^{bet window recesses} stone base & capital
each bay recessed these 2 stories
windows 6/6 double sash
stone sills, 0 surrounds
2nd - stone jack arch w/ keystone & ends
3rd - " round " " " ^{rough} blocks
single paned semi-circle

egg & dart moulding outlines recessed panels
the egg bell the

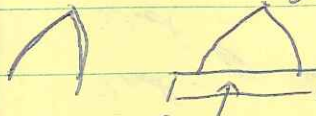
plain brick space for store name

parapet cornice above

4 ^{small} brick pilasters

lined up egg and
recess in central bay w/ "Walker Building" in raised

letters on stone
parapet higher in center bay

 in stone top each (4) pilasters
2-dimensional, around 4 sides — no, center high,
carved on corner ones "1895" + "1909" 7, 4 corners drop
corner ones larger
1 dim

(CH43 also dated 1909)

Name painted on side; front ^{name} looks newer
stepped back fr facade
reg brick sides

rear -

6-c am bond
all reg arched
4 bay

loading platform
tall 6/6 w/ 3 l transom
"shorter" no "
also a door each floor
~~stone~~ rough stone sills, 0 arounds

cornice w/ wooden dentil moulding

single balcony batistade

Eastlake newels old basement stair

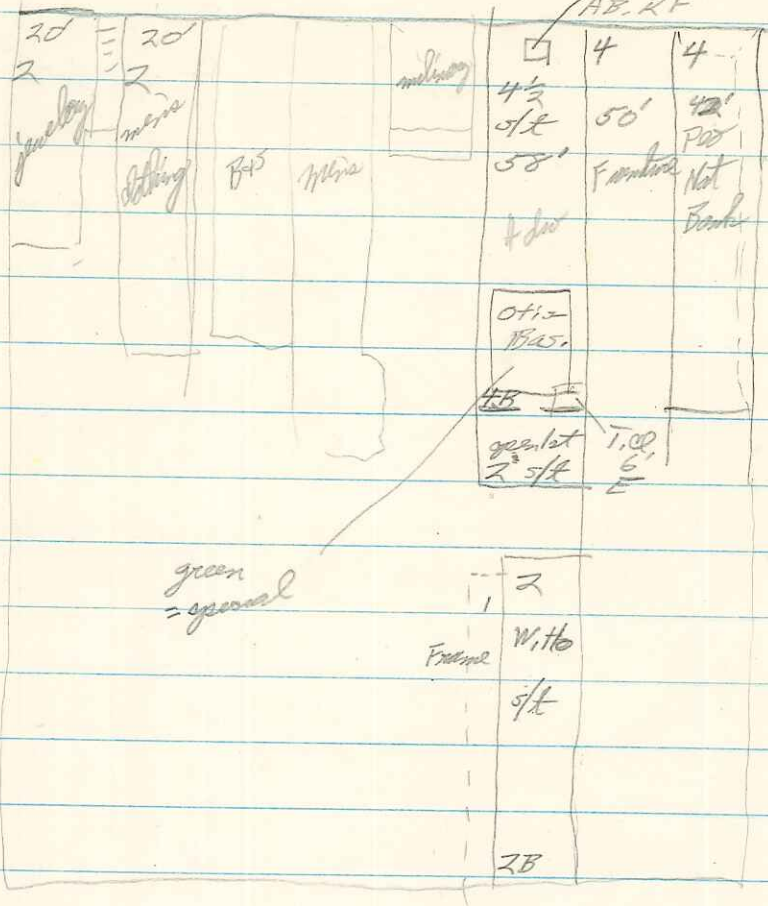
some shelves remain on left side

~~see~~ 2-fl dog-leg stair w/ winders

1907

Walker
Bldg
318

1 R.O.L.
10'
1 A.B. R.F.



1920

